# Statement of Information Single residential property located in the Melbourne metropolitan area



## Sections 47AF of the Estate Agents Act 1980

## **Property offered for sale**

Address postcode

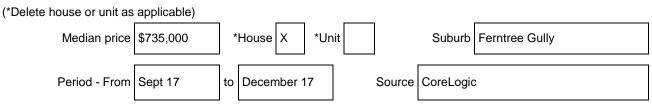
Including suburb and 9 Folkstone Crescent, Ferntree Gully 3156

# Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

| Single price | \$* | or range between | \$780,000 | & | \$855,000 |  |
|--------------|-----|------------------|-----------|---|-----------|--|
| an calo prio |     |                  |           |   |           |  |

## Median sale price



# **Comparable property sales**

These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

| Address of comparable property |   | Price     | Date of sale |
|--------------------------------|---|-----------|--------------|
| 1                              | 28 Coromandel Crescent, South Knoxfield | \$876,000 | 17/02/2018   |
| 2                              | 30 Holme Road, Ferntree Gully           | \$830,000 | 21/11/2017   |
| 3                              | 43 Gaydon Street Ferntree Gully         | \$780,000 | 05/10/2017   |

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable units were sold within five kilometres of the unit for sale in the last 18 months.